

# Planning Board Applications & Helpful Facts

### What does the Town Planner do?

The Town Planner reviews most development, lot line adjustments and projects that are proposed for Exeter. Working with developers, real estate agents, lawyers, professional consultant teams, neighborhoods and others to complete the best development with the least amount of impact. The Town Planner is also responsible for overseeing the Capital Improvement Program, the Master Plan and assists in review and revision of zoning and site/subdivision regulations. The Town Planner also sits on a variety of regional and local committees involved in transportation, parking, economic development, downtown restoration, land use and other planning issues. The Town Planner also advises the Planning Board and works with many other town boards and staff on a host of issues.

### After the Planning Board approves a project, what happens?

Typically the Planning Board approves a project with a variety of conditions. Our planning staff works with the developer in ensuring that conditions are met. Once conditions are met, a plan is signed and recorded if required and then a meeting with the Building Inspector/Code Enforcement Officer can take place to discuss permits that need to be obtained so that construction can commence.

### How much will my application cost?

Costs vary, depending on the project type and scale. Typically there are application fees, a butter notification and legal noticing costs. Larger projects can require review by a variety of consultants such as specialists in drainage, wetlands and traffic analysis. See the Town of Exeter Planning & Zoning Fee Schedule for specific costs.

### How long will it take for my application to be processed?

Again, based on the size and scope of the project, processing can vary greatly. A lot line adjustment may only take two weeks, whereas a large subdivision may take nine months.

### What can I do to speed up the plan review process?

Scheduling preliminary review with the Planning staff prior to submission of the application is highly recommended. The Planning staff is readily available to answer questions regarding potential projects and to provide preliminary review of plan proposals.

### Supporting Documents



[2014 Schedule of Deadlines & Hearings](#)



[CUP-WCOD](#)



[Site Plan Review Application](#)



[Minor Site Plan Review Application](#)



[Minor Subdivision and or Lot Line Adjustment](#)



[Subdivision Application](#)



[Preliminary Application for Connect-Discharge Town of Exeter](#)



[Voluntary Lot Merger Application](#)

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